

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, February 22, 2010

7:00 PM

Council Committee Rooms

Development & Parks

*Beryl D. Anderson, Chair
Nancy R. McGregor
David L. Samuel*

Members Present: Beryl D. Anderson, Nancy R. McGregor and David L. Samuel

Additional Attendees:

Sadicka White; Anthony Jones; Tony Collins; Tom Weber; Jennifer Teal; Brian Hoyt; Mayor Stinchcomb; Ken Fultz.

ISSUES - From Director of Parks & Recreation:

Contract LTC Club Operations - Gahanna Swim Club Privileges

Anderson called the meeting for Monday, February 22 to order.

Collins said item 1 is a request for the Mayor to enter into a contract with LTC Club Operations City, Inc. (Life Time Fitness); this agreement is the same as last year; we felt it provided a positive opportunity and we would like to renew. Samuel said you studied some things about the contract; what data did you base it on, applications? Collins said we did track the number of visits by their members; we took that use and multiplied it by the cost of a daily pass and the amount benefited us; it was almost at a break even, but it is a guaranteed amount, not memberships we would have to sell for that money; plus we get some add-ons like concession sales so it makes sense. McGregor said so they only have to buy the Lifetime Fitness Membership not a pool membership. Collins said yes. White said I have a Lifetime Fitness membership but did not use the pools so you make out on the deal with people like me.

Recommendation: 1st Reading, no need to come back; 2nd Reading, Consent Agenda.

Soda Contract

Collins said item 2 is a request for the Mayor to enter into contract with Dr. Pepper Snapple Bottling Group; this is a renewal of a 3 year agreement; I did receive an email with questions from Kneeland and Samuel; Samuel asked if we have done this before and yes we have; we had this beverage agreement in place for the Golf Course and Hunters Ridge Pool; in his email, Kneeland asked about the pricing and the RFP (Request for Pricing) process for this contract; the pricing for this contract was not attached so I emailed it to you; there is no RFP for this; we are dealing with 3 vendors; Pepsi, Coke and Dr. Pepper; we asked all 3 of them to submit a price; Pepsi said they were not interested; Coke offered to give a rebate but could not match the price. Samuel said do we get other benefits. Collins said yes; we get professional swags to hang; they provide menu boards and 100 cases of pop to our July 4; that is not in the agreement anymore but they do it anyway; it is more of an exposure item for them; they are not making a huge profit from us. Samuel said I know schools do these agreements for scoreboards. Collins said we split the cost of the contract among the Saleable Supplies funds for the 3 facilities.

Recommendation: 1st Reading, no need to come back; 2nd Reading, Consent Agenda.

Clean Ohio Conservation Fund - Supplemental - VRG

Collins said item 3 is the request for a supplemental for \$56,140.00 for the closing costs related to the Clean Ohio Conservation Fund Grant; the VRG (Value Recovery Group) invoice was in your packet; all items for this land acquisition are reimbursable from the

grant; I received a question from Kneeland about why the supplemental was needed with an emergency; emergency is not required but I thought since we took so long, and VRG is waiting for payment, we could maybe make up some lost time; I apologize that I did not spell out in the original request that the grant would need a supplemental, that we would invoice VRG directly and then be reimbursed by the OPWC (Ohio Public Works Commission). Mayor said I would recommend that we take this item to the Finance Committee so all of Council can hear these answers. Collins said not both issues; only the VRG invoice. Mayor said yes.

Recommendation: Move to February 22 Finance Committee Agenda.

Clean Ohio Conservation Fund - Supplemental - MORPC

Collins said any grant that goes through the MORPC (Mid Ohio Regional Planning Commission) process has a 1% donation fee; we did not plan to pay the fee until we had all the land acquisition for the Central Park Greenway in place; now that we have it all in place we need \$11,179 to cover this cost; it is not a reimbursable component; it is their fee for them to provide the administrative duties that go along with this; they go over the applications and pictures and make determinations on the content; they grade them; they work with applicants to determine what else needs to be added; then they rank them in order and send them out to State agencies; all transportation funds come through MORPC and this is a staff cost; they look at it as we got you \$1,117,859.00 so you have to pay this amount.

Recommendation: 1st Reading, no need to come back; 2nd Reading, Consent Agenda.

Parks Updates

Anderson asked if the Parks Department had any non-action items they wanted to discuss.

Collins said our biggest news is that Camp Scholarship Applications are available through March 1; the scholarships are funded from our Foundation; we are making every effort to make the public aware of them; we have sent home school flyers.

Samuel asked how is the ice rink doing. Collins said excellent; even with the snow we had 36 skaters that used the site last weekend; it has picked up in the last 2 weeks. White said so that is 36 people in downtown Gahanna in the middle of February which is very good. Samuel said is there any chance we could freeze the pond. Collins said no. White said it was not built to handle that. Collins said it will be open until the end of March.

McGregor said won't the temperature interfere. Collins said our only restrictions relate to staffing; because of the type of surface we could put it out in middle of July; it doesn't have anything to do with temperature. Anderson said what age group is primarily using it. Collins said I don't know officially but I could check the skate sizes being rented.

Anderson said you don't have to be that specific; I just wondered if it was more elementary kids or older ones. Collins said definitely kids under age 12 at the elementary level; I'd say ages 4 to 9 but we don't ask age. Anderson said on a personal note, kids 3 or 4 can't skate because they don't have skate rental to fit them. Collins said we started out to order larger skates, but then we heard smaller were needed after we opened.

ISSUES - From Director of Development:

Updates

White said I have several items to discuss from the Development report; but I would first like to talk about the issue McGregor has asked us about; since we received a letter from Centerpoint Construction, Fultz is here to explain what it means for the occupancy permit.

Jones said Fultz is our expert; when you have a multi-tenant location, partial occupancy permits can be issued to locations so they can operate; but the occupancy certificate for the building can only be done when all issues are resolved and all space is able to be occupied; there are still some issues at Creekside so we can only issue partial or temporary permits; Fultz did a memo on what we are doing from here.

Fultz said Building A is over the Parking Garage; C and D can't get final occupancy until we do all the other locations; I am willing to issue the permits for B and C and exclude A; do the final for the garage once issues are resolved; we have poles penetrating through the garage floor and handrails that are not done properly in the stairwells; we need proper clearance for handicap vans to be able to enter the garage; they lowered the bar so a handicap van would hit the bar; they have to have the proper clearance. Jones said these are minor issues. McGregor said so that is why we issued temporary occupancy permits; there is nothing wrong with the space. Fultz said yes, I couldn't authorize a final but I did do a partial. White said the front portion is not occupied and on the ground floor the whole back section is empty; technically could go with the most stringent rule and say no until the last condo is built out and occupied; it is interpreting the Code; then they could appeal to the State BZA; the thing that is tantamount is to understand what is meant by temporary; we won't use temporary; we will use partial although historically temporary is administratively correct. McGregor said what is the purpose of issuing a partial to the tenant; why can't you do the complete occupancy. Fultz said the final is just for the shell; it doesn't include the spaces; in building B and C the shell is not complete; things like insulation not completed; some of these may ultimately be determined by Stonehenge for the condos; those permits may drag out for a long time; it is not a big issue for us; but the other issue is this contractor needs his payment from the escrow account; 70 condos may take awhile; we can just allow them 30 days to finish and get it resolved. Samuel asked who does the inspections. Fultz said me or my building inspector and we take the fire department with us for the fire alarms and sprinkler systems.

Anderson ask if we had information on the number of condos sold. White said she had no update.

White said for my other updates; I provided facts on the properties at 948 Harmony Court and 1290 Granfield Court; and some additional information on the rezoning application from the Melissa's House Foundation; also the Grid Smart meeting will be this Thursday, February 25 with information on the latest technology available from AEP and moderated by State Rep. Nancy Garland.

Samuel asked how many citizens are on the committee for the Hamilton Road Corridor Plan; specifically residents. White said right now it is just the stakeholders on the committee; we will have a citizens meeting in 30 days to get their input. Samuel said who is on the committee. White said a roster has been provided.

Anderson said can we discuss the email from a resident about changes to parking regulations. Mayor said the Safety Director has the authority to issue a parking ban; our regulation was passed in 1956. Weber said it was suggested we issue a parking ban; maybe we can add the circumstances to our emergency procedures. Anderson said so where do they park. Mayor said in their driveway; this issue hasn't been revisited in a long time and I have not had an opportunity to review the email, but I can address the issue. Anderson said I received it in my home mailbox; can we get copies. Copies distributed after the meeting.

Meeting Adjourned.

Della Brandenberger, Reporting